

4/7 Racecourse Road, Noble Park, Vic 3174

Unit For Sale

Saturday, 18 May 2024



4/7 Racecourse Road, Noble Park, Vic 3174

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 214 m2

Type: Unit



Chee-ky Dunlop
0387691888



Sohail Ashori
0403334307

\$600,000 - \$660,000

Sale by SET DATE: Tuesday 11th June at 1pm (unless sold prior) This wonderful unit is tucked away, yet it is still within arm's reach of everything! Just a jump, step and a hop away from Sandown Park hotel and shops, it's ideal for a first home buyer looking to get into the market or an investor. Nestled at the rear of the complex, you enter the property through a secure front door and security door. Upon entry, you are welcomed by a generously sized living room, which flows seamlessly through to the dining and kitchen area, with an easy transition through the sliding doors to the great backyard space the unit offers. The bedrooms are separated from the living area by a door at the back. Making your way down the hallway, you will find 3 bedrooms, including a master suite with a walk-in robe and your very own private ensuite. The other 2 bedrooms feature built in robes for ample storage and are conveniently located close to the main bathroom. In addition, there is a separate laundry and toilet. The lifestyle features that the property offers include ducted heating, evaporative cooling, and solar panels that help save on energy bills. It is also close to major roads, highways, and many amenities such as Sandown Park Station and shops. Primary school and parks are all nearby as well. Don't miss out on this great opportunity! For our investors, look no further! The work has already been done for you, the property is currently tenanted and returns \$1,848 per calendar month. Photo I.D. required at all inspections. **DISCLAIMER:** The measurements provided of the land and / or property may not be 100% accurate. In order to satisfy yourself of the exact dimensions of the property / land / or of each room, we advise you to conduct your own measurements and / or engage the services of a licensed surveyor. Responsibility for any omissions or errors contained herein is expressly denied.